



NOW OR FORMERLY
MICHAEL G. ROSENFELD
and
BETH M. ROSENFELD

NOW OR FORMERLY
NORA M. FAGAN

REVISED
PARCEL # 25

Revised Parcel 24A
NOW OR FORMERLY
ERIC D. JOHNSON
and
BRIDGET S. JOHNSON

Revised Parcel 26
NOW OR FORMERLY
THE LAND CONSERVANCY OF RIDGEFIELD INC.

M A P
Prepared for
KEVIN DUNCKLEY
and
PI PETRA SANDSLATT-DUNCKLEY
Ridgefield, Connecticut
R-AA Residence Zone
Area = 1.599 Acres

ALL DECLARATIONS ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF THEY BEAR THE EMBOSSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

THE TYPE OF SURVEY PERFORMED IS A BUILDING LOCATION SURVEY AND IS INTENDED TO DEPICT COMPLIANCE OR NONCOMPLIANCE WITH ZONING REGULATIONS WITH RESPECT TO BUILDING LOCATION.

BOUNDARY DETERMINATION IS BASED ON A DEPENDENT RESURVEY.

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON, AND CONFORMS TO THE HORIZONTAL ACCURACY OF A CLASS "A-2" SURVEY.

R K W
LAND SURVEYING
22 East Avenue/P.O. Box #788
New Canaan, Connecticut
Tele. 203 - 966 - 3501



Survey Date: JULY 19, 2023

R-AA RESIDENCE ZONING REQUIREMENTS
FRONT/SIDE & REAR YARD SETBACKS - 35'
ALLOWABLE BUILDING COVERAGE - 4,745 SQ. FT.
EXISTING BUILDING COVERAGE - 1,346 SQ. FT.
PROPOSED BUILDING COVERAGE - 275 SQ. FT. +/-
TOTAL BUILDING COVERAGE - 1,621 SQ. FT. +/-
ALLOWABLE F.A.R. - 7,416 SQ. FT.
EXISTING F.A.R. - 2,150 SQ. FT. +/-
PROPOSED F.A.R. - 990 SQ. FT. +/-
TOTAL F.A.R. - 3,140 SQ. FT. +/-
IMPERVIOUS COVERAGE THRESHOLD - 5,836 SQ. FT.
EXISTING IMPERVIOUS COVERAGE - 6,410 SQ. FT. +/-
PROPOSED IMPERVIOUS COVERAGE - 255 SQ. FT. +/-
TOTAL IMPERVIOUS COVERAGE - 6,665 SQ. FT. +/-

SEPTIC SYSTEM SHOWN HEREON PER RECORDS ON FILE AT THE RIDGEFIELD HEALTH DEPARTMENT.

USE OF THIS SURVEY BY SUBSEQUENT OWNERS VOIDS SEAL AND CERTIFICATION HEREON.

SUBJECT TO ELECTRIC AND/OR TELEPHONE COMPANY EASEMENTS, IF ANY, FOR OVERHEAD AND/OR UNDERGROUND SERVICE.

SUBSTRUCTURES AND/OR THEIR ENCROACHMENTS BELOW GRADE, IF ANY, NOT SHOWN.

THE PURPOSE OF THIS MAP IS TO SHOW THE BUILDINGS AND BUILDING COVERAGE ONLY.

NO OTHER INTERIOR LOCATION DONE AT THIS TIME.

THIS MAP IS NOT TO BE USED FOR CONVEYANCE PURPOSES.

ALTERATIONS OF THIS MAP OTHER THAN BY A LICENSED LAND SURVEYOR IS ILLEGAL.

REFERENCE HEREBY MADE TO MAP #3994
REFERENCE HEREBY MADE TO VOL. 1152 PG. 793
ON FILE IN THE RIDGEFIELD TOWN CLERKS OFFICE.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

PER FILED MAP #3994